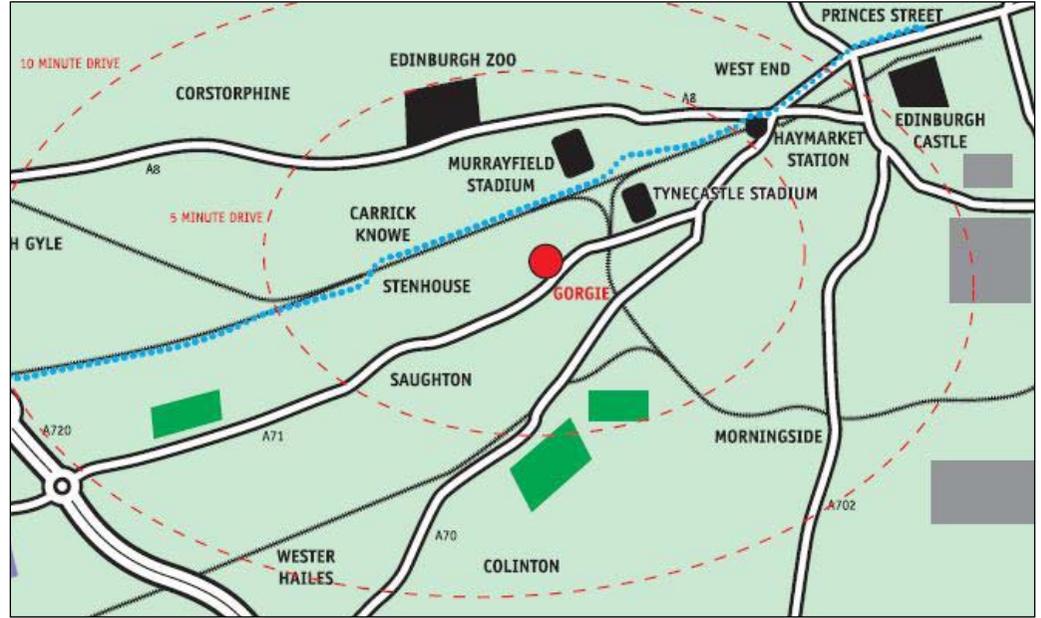




Unit 1 & 2, 396 Gorgie Road,
Edinburgh, EH11 2RN

- Exciting Retail / Office Opportunity
- Prominently situated on a main arterial route into the City Centre
- Excellent surrounding transport infrastructure
- 256 students on site
- Unit 1 — Retail 3,733 sq ft (346.76 sq m)
- Unit 2 — Office 1,505 sq ft (139.79 sq m)



LOCATION

Gorgie Road is situated approximately 2 miles to the west of Edinburgh city centre. The area is a popular residential locality for both students and young professionals. Gorgie Road is one of the main thoroughfares into the city from the west. The property is approximately 15 minutes walk from Haymarket Train Station, 5 minutes walk to Murrayfield Stadium Tram Stop and is well served by bus links (Service No's 3, 25 and 33).

Surrounding occupiers include Benson for Beds, Plumb Centre, Better Bathrooms, McDonalds, Aldi and Ladbrokes.

The exact location of the property can be found on the OS Extract below.

DESCRIPTION

Two adjoining ground floor units, which can be offered as one larger unit if required.

ACCOMMODATION

Unit 1- 3,733 sq ft (346.76 sq m)
 Unit 2- 1,505 sq ft (139.79 sq m)
 Combined- 5,238 sq ft (486.61 sq m)

RATEABLE VALUE

The subjects still require to be assessed by the Scottish Assessors.
 Website: www.saa.gov.uk

RENT

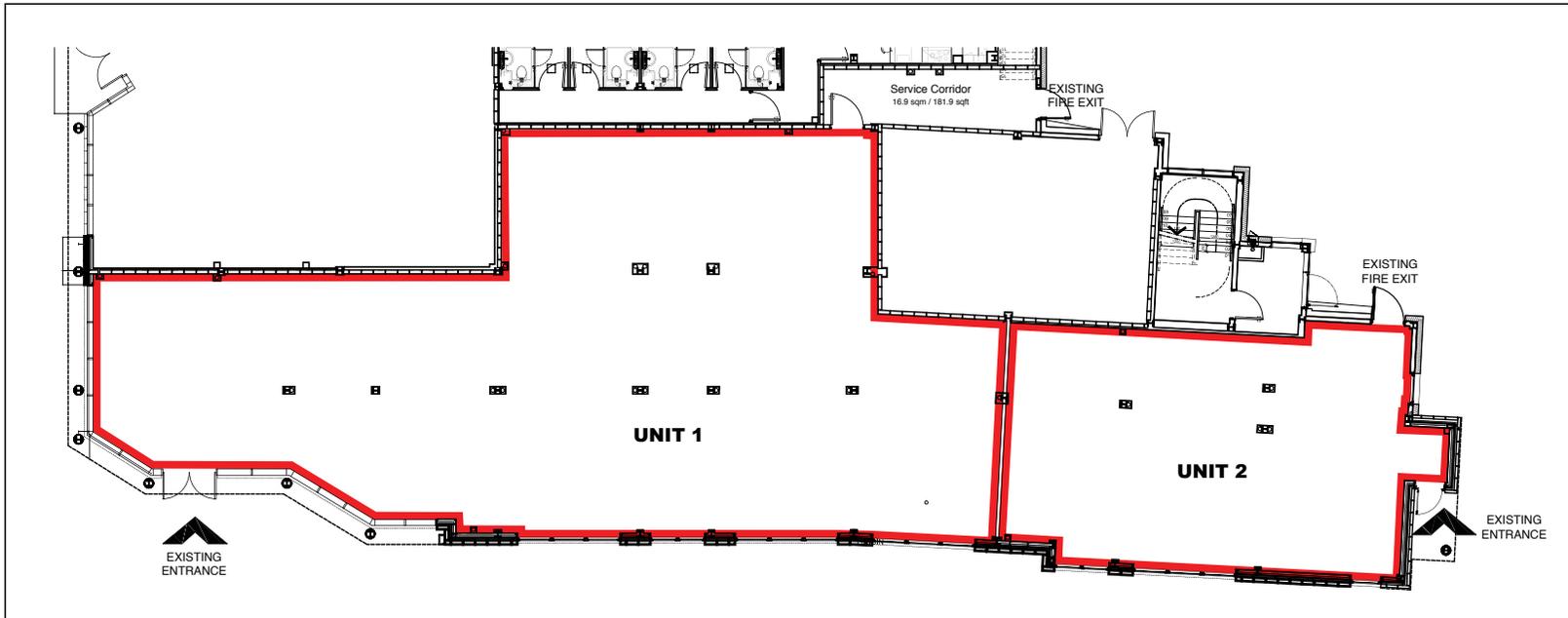
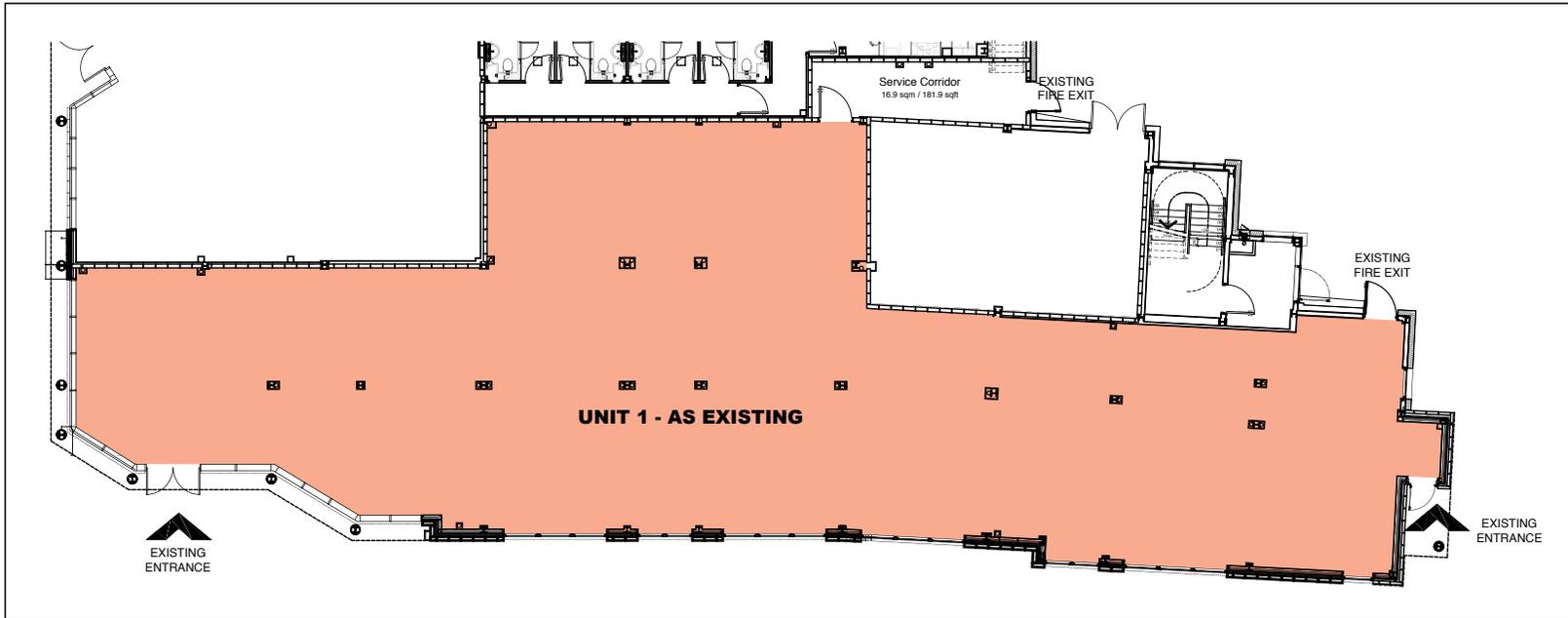
Retail Unit - **£45,000** per annum.
 Office unit - **£15,000** per annum.

VAT

VAT may be chargeable on the quoting rent.

EPC

Available on request.





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2-4 Waterloo Place
Edinburgh
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0131 558 5114

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